



Henley House, Main Road, Carrington, Boston, PE22 7JB



3



1



3

Freehold

£550,000



## Key Features

- Detached house
- Three bedrooms & dressing room
- Lounge & garden room
- Dining room & library/study
- Cloakroom & bathroom
- Three garages & outbuilding
- Plot approx. 0.55 acre (STS)
- Open views & no near neighbours
- EPC rating D





An exceptional detached house in a rural location with no near neighbours, on a plot of 0.55 acre, subject to survey and surrounded by fields with far reaching views all around.

Extended and much improved with bespoke oak woodwork including doors, frames & staircase, inset ceiling LED spotlights throughout & multi-room speaker system. Updated kitchen with Corian work surfaces & integrated appliances and lounge with feature inglenook style fireplace & wood burner. There is also an addition of a beautiful garden room with a vaulted ceiling which overlooks the garden.



Having over 2,500 square feet of well presented accommodation comprising: entrance utility, cloakroom, breakfast kitchen, lounge, sun room, walk-in pantry, library/study and dining room to ground floor. Master bedroom with access to the Jack & Jill bathroom with separate shower, bedroom two with large dressing room off and further bedroom to first floor.

Outside the property is approached by a long driveway and has ample off-road parking, three garages, established gardens and a brick-built outbuilding divided into four stores.



 **NEWTON FALLOWELL**

 **NEWTON FALLOWELL**





#### ACCOMMODATION

Part glazed entrance door to the:

#### SIDE ENTRANCE UTILITY/BOOT ROOM

5.18m x 2.86m (17'0" x 9'5")

(max) Having bay window to front elevation, radiator, natural stone floor, smoke alarm, built-in cupboard, double doors to boiler room with water softener and oil fired boiler providing for both domestic hot water & heating, Work surface with cupboards under & over, space for automatic washing machine & tumble dryer.

#### CLOAKROOM

Having heated towel rail, natural stone floor and WC with concealed cistern.

#### BREAKFAST KITCHEN

6.38m x 5.07m (20'11" x 16'7")

(max) Having bay window to front elevation, window to rear elevation, feature English oak beam to ceiling with inset ceiling spotlights, integrated speakers, smoke alarm, radiator, Karndean flooring, feature exposed brick wall to dining area. Fitted in a range of base & wall units with Corian work surfaces, upstands & tiled splashbacks comprising: 1 1/4 bowl sink with drainer & mixer tap and Neff multi-zone induction hob inset to work surface, cupboards, drawers & integrated dishwasher under, cupboards & extractor over. Work surface return with cupboards & drawers under, cupboards over and unit housing american style fridge/freezer to one side with cupboard over. Tall unit housing two integrated Neff ovens with drawer under & cupboards over, further larder style units to side. Island unit with cupboards, drawers and space for integrated wine cooler under.

#### LOUNGE

6.24m x 5.05m (20'6" x 16'7")

(max) Having bay window to front elevation with fitted window seat, feature beam to ceiling with inset ceiling spotlights, integrated speakers, smoke alarm, radiator, oak flooring, wall light points, staircase rising to first floor and feature brick built inglenook style fireplace with wooden beam over, slabbed hearth, inset wood burner and log store to side. Open to the library/study and glazed door with side screens to the:

### GARDEN ROOM

6.38m x 4.41m (20'11" x 14'6")

Having windows to rear elevation, french doors with side screens to side elevation, vaulted ceiling with remote controlled rain-sensing roof window, inset ceiling spotlights & speakers and ceiling fan/light fitting, smoke alarm, terracotta tiled floor with underfloor heating and wall light points. Door to the:

### PANTRY

3.88m x 2.03m (12'8" x 6'8")

Having window to rear elevation and tiled floor.

### LIBRARY/STUDY

2.85m x 1.93m (9'5" x 6'4")

Having inset ceiling spotlights, smoke alarm and solid oak flooring. Opening to the:

### DINING ROOM

3.61m x 3.01m (11'10" x 9'11")

Having window to front elevation, inset ceiling spotlights, integrated speaker, radiator, exposed brick wall, solid oak flooring and door to garage.



### FIRST FLOOR LANDING

Having window to front elevation, inset ceiling spotlights, smoke alarm, exposed brick wall and access to roof space.

### BEDROOM ONE

3.99m x 3.65m (13'1" x 12'0")

Having window to front elevation, inset ceiling spotlights & ceiling fan/light fitting, radiator and range of fitted wardrobes to one wall.

### JACK & JILL BATHROOM

3.95m x 2.57m (13'0" x 8'5")

Also accessed from the landing. Having window to rear elevation, inset ceiling spotlights & speakers, heated towel rail and wood effect flooring with underfloor heating. Fitted with a suite comprising: freestanding bath, fully tiled large walk-in shower enclosure with overhead rainfall & hand held shower fitting, close coupled WC and undercounter basin inset to marble topped vanity unit with cupboards under.

### BEDROOM TWO

3.96m x 3.03m (13'0" x 9'11")

Having window to front elevation, inset ceiling spotlights & ceiling fan/light fitting and radiator. Archway through to the:

### DRESSING ROOM

3.53m x 3.02m (11'7" x 9'11")

Having window to front elevation, inset ceiling spotlights, integrated speaker, radiator, exposed brick walls and wardrobes to one wall.

### BEDROOM THREE

3.09m x 2.55m (10'1" x 8'5")

Having window to rear elevation, radiator and walk-in wardrobe.



## EXTERIOR

The property is approached by a long tarmac driveway which leads to an electric powered timber gate with brick pillars opening on to a gravelled turning bay providing ample off-road parking.

## INTEGRAL DOUBLE GARAGE

6.17m x 5.33m (20'2" x 17'6")

Having electric roller door, light, power, base & wall units.

## DETACHED GARAGE/WORKSHOP

5.21m x 4.58m (17'1" x 15'0")

Having electric roller door, light and power.

## FURTHER GARAGE

5.32m x 3.82m (17'6" x 12'6")

Having oak cladding, electric roller door, light & power.

## DETACHED OUTBUILDING

Of brick & tile construction and with outside dusk till dawn light and comprising:

### STORE ONE

4.67m x 1.63m (15'4" x 5'4")

Having window, power & light.

### STORE TWO

3.25m x 1.57m (10'8" x 5'2")

Having window, power & light.

### STORE THREE

2.06m x 1.70m (6'10" x 5'7")

Having window, power & light.

### STORE FOUR

1.70m x 0.91m (5'7" x 3'0")

Having light.





## GARDENS

The front garden is laid to lawn with a raised paved patio area. The rear garden has a decked patio off the garden room, a shaped lawn with established trees & bushes, 16' x 8' greenhouse with power, summerhouse, log store, outside lighting and outside taps. There is dusk to dawn security lighting to the front & rear of the property and several electric power points to the front & rear gardens.

## THE PLOT

The property occupies a plot of approximately 0.55 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

## SERVICES

The property has mains electricity and water connected. Drainage is to a private system. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band D.

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

## AGENT'S NOTES

We are advised that the current vendors rent a strip of land to the rear of the garden and a narrow strip to the side & front from a local farmer - currently £400 per year.

## FURTHER NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

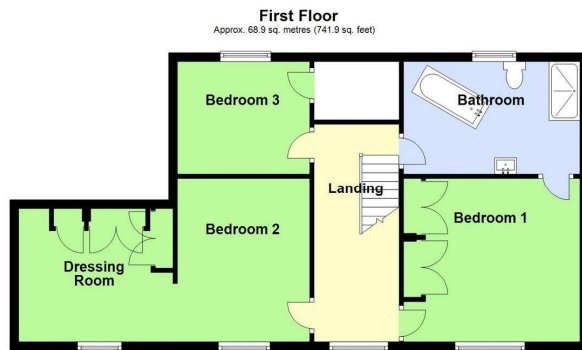




 **NEWTON  
FALLOWELL**



# Floorplan



Total area: approx. 234.0 sq. metres (2519.2 sq. feet)



 **NEWTON FALLOWELL**

Newton Fallowell Boston (Sales)

01205 353100

[boston@newtonfallowell.co.uk](mailto:boston@newtonfallowell.co.uk)